

040.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

657,900 /

657,900

USE VALUE:

657,900 /

657,900

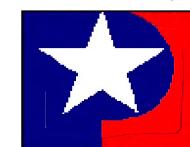
ASSESSED:

657,900 /

657,900

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

No	Alt No	Direction/Street/City
26		AMHERST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: POIRIER GUILLAUME	
Owner 2: PERONACE LAURA	
Owner 3:	
Street 1: 26 AMHERST ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: ROHTER CHRISTOPHER & -
Owner 2: VALLILA SOFIA -
Street 1: 26 AMHERST ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS						
Code	Descrip/No	Amount	Com. Int			

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	80.	1.34	1									433,201						433,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	4050.000	218,700	6,000	433,200	657,900									27090	
Total Card	0.093	218,700	6,000	433,200	657,900	Entered Lot Size								GIS Ref	
Total Parcel	0.093	218,700	6,000	433,200	657,900	Total Land:								GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	652.68	/Parcel:	652.6			Land Unit Type:				Insp Date	

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										040.0-0005-0004.0			

2020	101	FV	218,700	6000	4,050.	433,200	657,900	657,900	Year End Roll	12/18/2019
2019	101	FV	230,700	6000	4,050.	460,300	697,000	697,000	Year End Roll	1/3/2019
2018	101	FV	230,700	6000	4,050.	335,700	572,400	572,400	Year End Roll	12/20/2017
2017	101	FV	230,700	6000	4,050.	292,400	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	230,700	6000	4,050.	249,100	485,800	485,800	Year End	1/4/2016
2015	101	FV	221,500	6000	4,050.	243,700	471,200	471,200	Year End Roll	12/11/2014
2014	101	FV	221,500	6000	4,050.	200,400	427,900	427,900	Year End Roll	12/16/2013
2013	101	FV	221,500	6000	4,050.	190,600	418,100	418,100		12/13/2012

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif						
ROHTER CHRISTOP	70897-428		4/20/2018		700,000	No	No							
SPRENG NATHAN R	59666-415		8/1/2012		445,000	No	No							
HAAS CHRISTOPHE	51676-112		9/12/2008		432,000	No	No							
DONOVAN DORIS T	34843-379		2/5/2002		353,000	No	No							
	26894-16		12/10/1996			1	No	No						

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/12/2019	1844	Alterati	36,000	C					11/7/2018	MEAS&NOTICE	HS	Hanne S			
10/23/2019	1703	Heat App	13,301	C					4/15/2009	Meas/Inspect	372	PATRIOT			
10/23/2019	1704	Heat App	10,253	C					4/14/2004	External Ins	BR	B Rossignol			
1/9/2009	18	Manual	6,000						5/19/2002	MLS	MM	Mary M			
4/5/2007	215	Porch	3,900						3/21/2000	Inspected	270	PATRIOT			
3/19/2002	166	Re-Roof	3,500	C					2/29/2000	Measured	263	PATRIOT			
									8/16/1993		KT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	Colonial			Full Bath: 1	Rating: Average			BK:9770 PG:279 PDAS.													
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3	BrickorStone			A 3QBth:	Rating:																
Frame: 1	Wood			1/2 Bath:	Rating:																
Prime Wall: 4	Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 2	Hip			<b>OTHER FEATURES</b>																	
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average																
Color: WHITE				A Kits:	Rating:																
View / Desir: N	NONE			Frl:	Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C	Average			<b>CONDOS INFORMATION</b>																	
Year Blt: 1920	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G10		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2	Plaster			Functional:		%		Interior:		1	6	3									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T	Typical			Special:		%		Kitchen:													
Prim Floors: 3	Hardwood			Override:		%		Baths:													
Sec Floors:		%		Total:	18.6	%		Plumbing:													
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 125.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3	Typical			Const Adj.: 0.99980003																	
Insulation: 2	Typical			Adj \$ / SQ: 168.716																	
Int vs Ext: S				Other Features: 55000																	
Heat Fuel: 1	Oil			Grade Factor: 1.00																	
Heat Type: 5	Steam			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 268707																	
% Com Wall		% Sprinkled:		Depreciation: 49979				Juris. Factor: 1.00		Before Depr: 168.72											
				Depreciated Total: 218727				Special Features: 0		Val/Su Net: 115.78											
								Final Total: 218700		Val/Su SzAd: 216.96											
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 040.0-0005-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y		120X20	A	GD	1920		21.25	T	30	101			6,000		6,000			
More: N	Total Yard Items:	6,000		Total Special Features:			Total:	6,000													
